

Christina LaVelle

From: Nick Holland
Sent: Friday, September 12, 2014 7:56 AM
To: Christina LaVelle
Cc: Paul Popelka
Subject: FW: Notice of Land Use Application

Hi Tina:

Can you be sure this public comment gets into the official record? This is in regard to the Hegger Short Plat. Thanks.

Nick Holland
Associate Planner
City of Monroe
360-794-7400 ext. 4513

From: Karla and Timothy [mailto:karlatim@msn.com]
Sent: Thursday, September 11, 2014 10:58 AM
To: emilytjaarda@gmail.com; Mary Vazquez
Cc: Nick Holland
Subject: Notice of Land Use Application

Mr. Holland,

We would also like to echo the concerns expressed by Kimberly and Kenneth Hoover regarding the Notice of Land Use application you have on file for 15352 176th Drive SE.

In your response back to Kimberly Hoover previously, you advise of the required set backs to the lots. I don't believe the set backs will be adhered to. When you are taking what is and was already zoned for three sets of duplexes (total of 6 single family dwellings) and adding three more single family dwellings? How would they all fit with the required set backs you referenced?

As the Tjaarda's have expressed on the parking issues, I would like to know how an emergency vehicle is to be able to drive down the street with all the vehicles that would be parking in the street. They currently park the extra 5 vehicles in the vacant land and on their own front lawn. It truly is a lovely site.

We also ask that you deny this request.

Regards,
Tim and Karla Reitz
15340 Esther Avenue NE
Monroe, WA 98272

CC: nholland@monroewa.gov
From: emilytjaarda@gmail.com
Subject: Re: Notice of Land Use Application
Date: Thu, 11 Sep 2014 09:31:17 -0700

Dear Mr. Holland,

We would like to echo the concerns expressed by Kimberley and Kenneth Hoover regarding the Notice of Land Use Application at the site of 15352 176th Drive SE.

In addition to squeezing a ridiculous amount of homes into an already small space, the change from 4 parcels to 7 will increase the number of cars parked in the culdesac. There is already a parking issue (not enough off street space to park) with vehicles parking in the no parking zone.

We ask that the application to change the number of parcels is denied for the above reasons.

Thank you for your consideration in this matter,

Mike & Emily Tjaarda

15364 Esther Ave SE

425.231.2153

Sent from my iPhone

On Sep 11, 2014, at 7:11 AM, Kim <kim_hoover@msn.com> wrote:

Dear Mr. Holland,

Please consider this our official comment regarding the Notice of Land Use Application at the site of 15352 176th Dr, SE. We believe that the change from 4 parcels to 7 parcels will significantly change the nature of the neighborhood. These parcels will be reduced in size to almost half, while the homes in the surrounding neighborhood have significantly larger parcels. We therefore request that you deny the application, since the size of the current parcels is more in keeping with the surrounding area.

Sincerely,

Kimberly and Kenneth Hoover

15284 Esther Ave SE

Monroe, WA 98272

425-870-8500

From: kim_hoover@msn.com

To: emilytjaarda@gmail.com

CC: aboutherbs@yahoo.com; karlatim@msn.com; sandeedson@hotmail.com; patm@sudevelopment.com; sherriannaharris@yahoo.com; revdms92@comcast.net; alarke@hotmail.com; kim_hoover@msn.com; ralisma@gmail.com; sueskillen@gmail.com; maryevazquez@hotmail.com; kitgreen@rocketmail.com; ldbartell@hotmail.com; jlainer8881@yahoo.com; josiemikayla@hotmail.com; fletch@holmquist.com; brucfredrickson@hotmail.com; nancfredrickson@hotmail.com; tinglinbaba@gmail.com; dgillooly@att.net; karen.ralston@gmail.com; richjudysz@comcast.net; rogillooly@gmail.com; alyakam_inc@msn.com; waltedson@hotmail.com

Subject: RE: Notice of Land Use Application

Date: Tue, 9 Sep 2014 11:29:37 -0600

There is no public meeting. We have to submit comments in writing to Mr. Holland at the email below, or to:

Monroe City Call
806 W Mail St
Monroe, WA 98272

These must be received by Thursday September 11th--in two days.

Kim Hoover

Date: Tue, 9 Sep 2014 10:12:01 -0700
Subject: Re: Notice of Land Use Application
From: emilytjaarda@gmail.com
To: kim_hoover@msn.com

Kim,

Thank you for taking initiative and checking in with the city. Do you happen to still have the notice? When is the meeting to be held? I cannot find mine and may still want to attend.

On Tue, Sep 9, 2014 at 9:52 AM, Kim <kim_hoover@msn.com> wrote:
Thank you so much for your help. I will let the rest of the HOA know.

Kim Hoover

From: NHolland@monroewa.gov
To: kim_hoover@msn.com
Subject: RE: Notice of Land Use Application
Date: Tue, 9 Sep 2014 14:58:13 +0000

Hi Kim:

Some of these questions I cannot answer. Numbers three and four will come later in the process, and are driven by what the owner determines market conditions to be. The units can be either duplexes or single family within that zone, it will depend on the size of the parcels created on whether or not a duplex can be built. Generally, a duplex requires one and a half the minimum lot size, which in that zone is 9600 square feet. The new footprint of the homes must comply with setback regulations in the zone which are 10' to the front living area, 20' to the garage, a minimum of 5' for the side yards, and a 10' rear yard setback. Hope this information helps, and if I can help you further, please do not hesitate to contact me.

Nick Holland
Associate Planner
City of Monroe
360-794-7400 ext. 4513

From: Kim [mailto:kim_hoover@msn.com]
Sent: Monday, September 08, 2014 10:01 AM

To: Nick Holland

Subject: Notice of Land Use Application

Hi Mr. Holland,

I live at 15284 Esther Ave SE in Monroe. I am part of the Magnuson Place HOA. We have seen the Notice of Land Use Application at the site of 15352 176th Dr, SE. We would be interested in receiving more details about this project.

1. Will the units be duplexes or single family?
2. What will the new footprint of house sites look like?
3. Are these units intended as rentals?
4. What size of home will be built?

We feel that these changes could impact the character of the neighborhood, so we would like to learn more and decide whether we wish to make a formal comment or not.

Please contact me by phone as soon as possible, since the comment period will be running out in three days.

Thanks in advance for your help,

Kimberly Hoover

4252-870-8500

E-mail is a public record and subject to public disclosure.

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Emily